

INDEX
TORRANCE PLANNING COMMISSION – MAY 7, 2014

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order	1
2. Flag Salute	1
3. Roll Call/Motions for Excused Absence	1
4. Posting of the Agenda	1
5. Approval of Minutes	1
6. Requests for Postponement	1
7. <u>ORAL COMMUNICATIONS #1</u>	2
8. <u>TIME EXTENSIONS</u>	2
9. <u>SIGN HEARINGS</u>	2
10. <u>CONTINUED HEARINGS</u>	2
11. <u>WAIVERS</u>	2
12. <u>FORMAL HEARINGS</u>	
12A. CUP14-00007: Julien Pineau (Galloway)	<i>Res. 14-022</i> 2
12B. CUP14-00006: The Dudes' Brewing Company	<i>Res. 14-023</i> 4-5
12C. CUP14-00009: Sam's West, Inc.	5
13. <u>RESOLUTIONS</u>	5
14. <u>PUBLIC WORKSHOP ITEMS</u>	5
15. <u>MISCELLANEOUS ITEMS</u>	
15A. Community Development Director Weekly Summary Reports	5
16. <u>CITY COUNCIL ACTION ON PLANNING MATTERS</u>	5
17. <u>LIST OF TENTATIVE PLANNING COMMISSION CASES</u>	5
18. <u>ORAL COMMUNICATIONS #2</u>	5-6
19. <u>ADJOURNMENT</u>	6

At 7:38 p.m., the meeting was adjourned to Wednesday, May 21, 2014 at 7:00 p.m.

May 7, 2014

MINUTES OF A REGULAR MEETING OF THE TORRANCE PLANNING COMMISSION

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, May 7, 2014 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Griffiths.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Griffiths, Polcari, Skoll, Watson and Chairperson Rizzo.

Absent: Commissioner Gibson.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Associate Civil Engineer Symons, Assistant City Attorney Sullivan.

MOTION: Commissioner Polcari moved to grant Commissioner Gibson an excused absence for this meeting. The motion was seconded by Commissioner D'anjou and passed by unanimous vote.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, May 1, 2014.

5. APPROVAL OF MINUTES

MOTION: Commissioner Polcari moved to approve the April 2, 2014 Planning Commission minutes as written. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote, with Commissioner Griffiths and Chairperson Rizzo abstaining (absent Commissioner Gibson).

MOTION: Commissioner Polcari moved to approve the April 16, 2014 Planning Commission minutes as written. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioner Gibson).

6. REQUESTS FOR POSTPONEMENTS

Planning Manager Lodan relayed the applicant's request to continue Agenda Item 12C, CUP14-00009: Sam's West, Inc., to May 21, 2014.

MOTION: Commissioner Polcari moved to continue Agenda Item 12C to May 21, 2014. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote (absent Commissioner Gibson).

7. **ORAL COMMUNICATIONS #1** – None.

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Chairperson Rizzo reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. **TIME EXTENSIONS**- None.

9. **SIGN HEARINGS**- None.

10. **CONTINUED HEARINGS** – None.

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **CUP14-00007: JULIEN PINEAU (MICHAEL GALLOWAY)**

Planning Commission consideration for approval of a Conditional Use Permit to allow a fitness facility at an existing business park on property located in the M-2 Zone at 2230 Amapola Court, #5. The project is categorically exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Julien Pineau, applicant, voiced his agreement with the recommended conditions of approval. He reported that he has been in the fitness business for some time and would like to open his own gym and most clients train one-on-one by appointment, but he will offer classes from 5:00 – 7:00 p.m. when most of the businesses in the business park are closed.

In response to Commissioner Skoll's inquiry, Mr. Pineau reported that the name of the gym will be "Strong Fit" and confirmed that there will be no competitions at the facility.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioner Gibson).

MOTION: Commissioner Polcari moved to approve CUP14-00007, as conditioned, including all findings set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 14-022.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 14-022. The motion was seconded by Commissioner Griffiths and passed by unanimous roll call vote (absent Commissioner Gibson).

12B. CUP14-00006: THE DUDES' BREWING COMPANY, LLC (HOWARD HERRON)

Planning Commission consideration for approval of a Conditional Use Permit to allow a tasting room in association with a brewery operation on property located in the M-2 Zone at 1840 208th Street. This project is categorically exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Gomez introduced the request.

Toby Humes, president of The Dudes' Brewing Company, voiced his agreement with the recommended conditions of approval. He reported that the company has been in business since March 2014; that their accounts include various restaurants, Whole Foods, Total Wine and Bristol Farms; and that they would like to open a tasting room so people can sample their beers.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan confirmed that the proposed hours of operation for the tasting room were consistent with those of other breweries in Torrance.

Commissioner Griffiths asked if the applicant had always intended to have a tasting room, and Mr. Humes explained that he initially planned to have an off-site tasting room in Hermosa Beach, but sales have not been as great as anticipated.

Lloyd Brown, Torrance resident and advocate for craft breweries, expressed support for the proposed tasting room, noting that Torrance is becoming a Mecca for craft breweries. He sought to dispel concerns that the tasting room could become a beer bar, relating his experience that people visit tasting rooms because they enjoy the freshness of the beer and the opportunity to speak with the brewers.

In response to Commissioner Skoll's inquiry, Mr. Humes reported that the tasting room will offer 12 different West Coast style beers and prices will be consistent with other tasting rooms.

Noting that the business plan submitted by the applicant mentions that there will be no food service (Staff report-Attachment 4), Commissioner Skoll questioned whether there was a requirement that tasting rooms serve food.

Assistant City Attorney Sullivan advised that the ABC requires restaurants to serve food along with alcohol, but that is not the case with tasting rooms and the City typically prohibits food service to ensure that the tasting room does not turn into a bar.

Commissioner Skoll noted a disparity in the hours of operation listed in Condition No. 4 and the hours listed in the business plan.

Mr. Humes asked that Condition No. 4 be modified to reflect the hours in the business plan and Planning Manager Lodan indicated that staff had no objection.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice vote (absent Commissioner Gibson).

MOTION: Commissioner Polcari moved to approve CUP14-00006, as conditioned, including all findings of fact set forth by staff, with the following modification:

No. 4 That the tasting room and retail sales hours of operation shall be limited to Wednesday, Thursday and Friday, 3 p.m. through 10 p.m.; Saturday 12 p.m. through 10 p.m.; and Sunday 12 p.m. through ~~10 p.m.~~ 6 p.m.

The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioner Gibson).

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 14-023.

MOTION: Commissioner Polcari moved to adopt Planning Commission Resolution No. 14-023 as amended. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote (absent Commissioner Gibson).

12C. CUP14-00009: SAM'S WEST, INC. (SAM'S TORRANCE CA PARTNERSHIP)

Planning Commission consideration for approval of a Conditional Use Permit to allow instructional tastings of distilled spirits, wine and beer (Type 86) within an existing retail warehouse club on property located in the P-D Zone at 2601 Skypark Drive. This project is categorically exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Item was continued to May 21, 2014.

13. RESOLUTIONS - None.

14. PUBLIC WORKSHOP ITEMS – None.

15. MISCELLANEOUS ITEMS

15A. COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for April 11 and April 17, 2014 were distributed to the Commission.

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS – None.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reviewed the agenda for the May 21, 2014 Planning Commission meeting.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Griffiths requested an excused absence for the May 21 Planning Commission meeting.

Commissioner Skoll, seconded by Commissioner Polcari, so moved, and voice vote reflected unanimous approval (absent Commissioner Gibson).

18B. Commissioner D'anjou noted that she appreciated the quote on the agenda regarding motherhood.

18C. Commissioner Skoll questioned whether there have been any complaints about the concerts in the downtown plaza, and Planning Manager Lodan reported that the HOA board has lodged a complaint every week.

Commissioner Polcari reported that he attended one of the concerts, which started out fairly quiet, but grew progressively louder.

18D. Commissioner Polcari asked about the status of the vacant Orchard store on Pacific Coast Highway, and Planning Manager Lodan reported that no plans have been submitted.

18E. Chairperson Rizzo asked about the status of the Sunrise project, and Planning Manager Lodan reported that the developer hopes to reactivate the project, but they have grading issues that must be resolved.

18F. Commissioner Watson noted that construction seems to have stalled at the former Daily Breeze site. Planning Manager Lodan reported that there have been staffing changes at Little Company of Mary and they are not sure what direction they want to go with this site.

18G. Chairperson Rizzo wished mothers present at the meeting a happy Mother's Day.

19. ADJOURNMENT

At 7:38 p.m., the meeting was adjourned to Wednesday, May 21, 2014 at 7:00 p.m.

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Approved as submitted June 16, 2014 s/ Sue Herbers, City Clerk
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